

Office of the
**ADEQUATE
EDUCATION
SURUHANU**

Dominic Terlaje
Education Suruhanu

Office of the Adequate Education Suruhanu (Ombudsman)
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April 13, 2010

Memorandum

TO: Superintendent of Education
FROM: Education Suruhanu
SUBJECT: Wettengel Elementary School Inspection

30-10-0350

[Handwritten signature]
4/14/10
4:40

2010 APR 19 PM 2:20

Dear Dr. Bretania Underwood:

Attached to this memorandum is an inspection report identifying discrepancies discovered during an inspection of the Wettengel Elementary School campus that occurred on April 13, 2010. The inspection was conducted by my office only. I strongly recommend that GDOE address the discrepancies identified and rectify them immediately in order to come into compliance with various provisions of the 14 Points of P.L. 28-45 as well as the various regulatory agency codes. Please be advised that not all classrooms or school facilities were inspected. Therefore, GDOE is highly encouraged to assess all other classrooms and school facilities in order to identify any other discrepancies and perform the necessary corrective action.

During the course of the inspection, I was informed that many of the problems at the school have previously been reported through work requests and that follow ups have also been conducted. As an example, many of the problems in the cafeteria were reported well over three months ago and have not yet been corrected. GDOE must take immediate steps to time respond to work requests and make the necessary repairs within a reasonable time frame after the problem is reported to ensure that the students are provided adequate facilities throughout the entire school year. In addition, a strong preventive maintenance program would also ensure that the students are provided adequate facilities. My experience with school inspections has been that many of the previously reported problems for the particular school are generally rectified days before the inspection is conducted or on the day of the inspection. Such practice may not be the most effective way to address reported problems especially for problems that may have been reported months before the problem is actually repaired.

Please submit to my office in writing, GDOE's plan to rectify each of the discrepancies/violations identified in any such inspection report, including but not limited to the action taken or to be taken to rectify the discrepancy/violation and the date when such discrepancy/violation was rectified or would be rectified. Please submit the above-requested information to my office immediately.

Thank you for your attention to this matter. If you have any questions, please feel free to contact my office.

Respectfully,

[Handwritten signature of Dominic Terlaje]

Dominic Terlaje

Attachment: Inspection report

cc:
Honorable Speaker, 30th Guam Legislature
GEPB Chairman
Billy Cruz, DOE Facilities and Maintenance Manager (via email)
Wettengel Elementary School Administration (via email)

Government of Guam
Office of the Education Suruhanu (OES)
School Inspection Report

PUBLIC LAW 28-45: 14 POINTS COMPLIANCE

School Representative: Ms. Mafnas, Principal Date of Inspection: April 13, 2010 Weather Condition: Sunny, warm, with some rain. Student population: 720 Custodial services: Third party vendor provides services daily.	Name of School: Wettengel Elementary School
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No.	Location	14 Pt.	Type of Citation: PH=DPHSS, F=Fire Dept, E=EPA, S=Suruhanu	Citation Date	D e m e r i t s	Description of Finding	Comments	Recommendations
	Boys common use restroom building D	i & l	S	4/13/10	N/A	Observed the following: one sink not properly secured, sink faucets in disrepair (corroded), faucet missing a handle, one faucet drips water.	P.L. 28-45 § 4 (12) (l) requires schools to provide a healthful, safe, and sanitary learning environment. P.L. 28-45 § 4 (12) (i) requires schools to provide proper sanitation. The School Sanitation Code (the SSC) requires all plumbing fixtures to be maintained in good repair.	Identify any all plumbing fixtures in disrepair or not working properly and repair or replace them immediately in order to come into compliance with the law.
	Girls common use restroom building D	i & l	S	4/13/10	N/A	Observed the following: Self closing door device not provided on entry door. Paper towel dispenser in disrepair.	P.L. 28-45 § 4 (12) (l) requires schools to provide a healthful, safe, and sanitary learning environment. The SSC requires entry doors to be self-closing. The SSC requires school equipment to be maintained in good repair.	Install proper self-closing device on entry door immediately in order to come into compliance with the law. Repair and/or replace the paper towel dispenser immediately in order to come into compliance with the law.

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Boys common use restroom F Wing.	i & l	S	4/13/10	N/A	Observed the following: No self closing door device provided on entry door. Urinal flush valve handle in disrepair. No soap provided, soap dispenser in disrepair, and one soap dispenser for 4 sinks.	P.L. 28-45 § 4 (12) (l) requires schools to provide a healthful, safe, and sanitary learning environment. P.L. 28-45 § 4 (12) (i) requires schools to provide proper sanitation including clean restrooms. The SSC requires all sanitary supplies and their dispensers to be provided in the restrooms and made available at all times. The SSC also requires any sanitary dispensers to be in good repair. The SSC requires all areas be maintained in a clean, safe, and sanitary condition and kept in good repair.	Install proper self-closing door device on entry door immediately. Repair, replace, and/or install any and all necessary sanitary dispensers in order to come into compliance with the law. Student restrooms must be provided with sanitary supplies and placed within the proper dispenser at all times throughout the entire school day. A restroom without sanitary supplies could present various health concerns for students. DOE must exhaust all efforts to ensure that sanitary supplies are provided and made available in all student restrooms and that restrooms remain clean and sanitary throughout the entire school day.
Girls common use restroom F wing.	i & l	S	4/13/10	N/A	Observed that a sink may not be properly secured to the wall.	P.L. 28-45 § 4 (12) (l) requires schools to provide a healthful, safe, and sanitary learning environment. The SSC requires all areas be maintained in a clean, safe, and sanitary condition and kept in good repair.	Determine the cause for the sink not being properly secured and repair or replace accordingly.
Water fountain F wing	l	S	4/13/10	N/A	Observed water leaking from drain pipe onto walkway.	P.L. 28-45 § 4 (12) (l) requires schools to provide a healthful, safe, and sanitary learning environment. The SSC requires equipment to be in maintained in a clean and safe condition and kept in good repair.	Repair as necessary in order to ensure that water does not collect on the walkway.

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Campus	1	S	4/13/10	N/A	Observed the annual service date for several fire extinguishers has expired.	P.L. 28-45 § 4 (12) (l) requires schools to provide a healthful, safe, and sanitary learning environment. The SSC requires all equipment to be maintained and kept in good repair. GFD requires fire extinguishers to be provided and properly serviced.	Fire extinguishers must be properly serviced and a sufficient amount must be made available to the school in order to come into compliance with the law. The DOE Safety Office should develop a master list of all the schools, log the annual service dates for all fire extinguishers, and provide reminders to school officials in advance of the annual service expiration date of any such fire extinguishers. In addition, the DOE Safety Office should coordinate with the fire extinguisher vendor well in advance of the expiration date of the fire extinguishers or when fire extinguishers are reported in disrepair in order to ensure that a sufficient amount of properly working fire extinguishers are available in the schools. Proper planning and scheduling should be a priority concerning the availability of working fire extinguishers to ensure that student safety is not compromised.
Campus	1	S	4/13/10	N/A	Self-closing door device not provided on several of the back exit doors of various classrooms.	P.L. 28-45 § 4 (12) (l) requires schools to provide a healthful, safe, and sanitary learning environment. The SSC requires entry/exit doors to be provided with self-closing door devices and such equipment should be maintained in good repair.	Install appropriate self-closing door device on such doors immediately in order to come into compliance with the law.

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	Campus	1	S	4/13/10	N/A	Observed several classroom with light bulbs either burnt out, flickering, or operating intermittently.	P.L. 28-45 § 4 (12) (l) requires schools to provide a healthful, safe, and sanitary learning environment. The SSC requires all school equipment to be maintained in good repair. The SSC requires artificial lighting where natural lighting is not available. (Several of the classroom aluminum window louvers handles are in disrepair making it difficult to open the louvers.) The SSC requires a minimum of 30 foot candles for classrooms.	Identify and replace burnt out light bulbs. Identify light fixtures with ballasts in disrepair and repair or replace as necessary.
	Campus	1	S	4/13/10	N/A	Observed several classroom windows with plexi-glass not properly secured to window frame or plexi-glass in disrepair.	P.L. 28-45 § 4 (12) (l) requires schools to provide a healthful, safe, and sanitary learning environment. The SSC requires all outer openings to be sealed properly. The SSC requires all school equipment/furniture to be in good repair.	Identify all plexi-glass in disrepair and all plexi-glass not properly secured to window frame and repair or replace accordingly.

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	2, 11, 39, 34, 36, 28	f & l	S	4/13/10	N/A	Observed the following: various A/C units were not working.; various A/C units were not cooling properly, various units were leaking water into the classroom, rotted wood panel where A/C piping is routed, and extensive build up on various A/C units filters. Room 34 does not have a working A/C unit.	P.L. 28-45 § 4 (12) (l) requires schools to provide a healthful, safe, and sanitary learning environment. The SSC requires that ventilation shall be adequate to provide proper circulation of needed air within a room by either windows or mechanical ventilators. The SSC requires that when mechanical ventilation is provided, it shall be kept clean and in good repair. Public Health considers temperatures above 85 ° F inadequate. In the event a classroom temperature measures above 85 ° F, Public Health may require the closure of such room until such measures can be taken to improve air circulation so that the room temperature can be adequately maintained.	Ventilation through mechanical or natural means must be improved in order to come into compliance with the law. Additional fans or other mechanical devices should be provided in the event the A/C unit cannot be repaired immediately. A/C unit filters should be cleaned on a regular and ongoing basis or as necessary. DOE must respond timely to reports of such discrepancies in order to ensure the continued operation of such facility. If conditions cannot be improved immediately, the students will need to be re-located to a more suitable room as necessary. Additional A/C vendors should be contracted in order to adequately address the numerous A/C problems reported. Four different A/C vendors should be contracted with a different vendor being assigned to one particular school district. Identify all rotted wood panels and replace as necessary.
	27	l	S	4/13/10	N/A	Room closed as a result of roof leaks.	Students should not occupy such room until the roof leaks are addressed and rectified accordingly.	

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12 & 20	1	S	4/13/10	N/A	School administration indicated that such rooms contain asbestos tiles within the classroom closets.	P.L. 28-45 § 4 (12) (l) requires schools to provide a healthful, safe, and sanitary learning environment. This issue was raised in previous inspections.	GDOE Safety Office be contacted to determine the appropriate course of action concerning such matter.
4	i & l	S	4/13/10	N/A	Teacher indicated that the toilet bowl is not working properly when flushed.	P.L. 28-45 § 4 (12) (l) requires schools to provide a healthful, safe, and sanitary learning environment. The SSC requires plumbing fixtures to be maintained in good repair.	Address and make the necessary repairs immediately.
Campus	1	S	4/13/10	N/A	Several paper towel dispensers not able to accommodate the particular type of paper towel being provided and when paper towels are dispensed, many fall to the floor. As a result, paper towels are not always being stocked within the dispenser.	P.L. 28-45 § 4 (12) (l) requires schools to provide a healthful, safe, and sanitary learning environment. Ensure that the necessary and proper paper towel is provided and installed within a dispenser suited to accommodate such type of paper towel. Proper fitment of paper towel and dispenser would reduce waste that is currently being experienced. The SSC requires paper towels to be provided within an appropriate dispenser at all times.	Ensure that the appropriate sanitary dispenser is provided to ensure proper fitment of such dispenser and the particular sanitary supply.
Campus	f & l	S	4/13/10	N/A	Observed excessive build up of dust on various A/C filters.	P.L. 28-45 § 4 (12) (l) requires schools to provide a healthful, safe, and sanitary learning environment. The SSC requires that when mechanical ventilation is provided, it shall be kept clean and in good repair. Dirty A/C filters may negatively affect the operation of the A/C unit.	Identify all filters that need cleaning and perform the necessary cleaning immediately. Develop and implement a regular maintenance plan for the A/C filters. Regular cleaning of the A/C filters should be performed.

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	Campus	1	S	4/13/10	N/A	Observed several student desks and chairs piled up behind the D & F wing.	P.L. 28-45 § 4 (12) (l) requires schools to provide a healthful, safe, and sanitary learning environment. The SSC requires the removal of any unnecessary articles that may provide breeding grounds for any vectors. GEPA requires the removal and proper disposal of any solid waste. School officials indicated that such school equipment was surveyed several months ago and that they are awaiting for their removal from campus.	Contact the necessary parties and have them remove and dispose of such equipment immediately.
	Cafeteria	1	S	4/13/10	N/A	Observed several burnt out light bulbs or ballasts in disrepair.	P.L. 28-45 § 4 (12) (l) requires schools to provide a healthful, safe, and sanitary learning environment. The SSC requires artificial lighting where natural lighting is not available. The SSC requires a minimum of 10 foot candles for cafeterias.	Identify and replace burnt out light bulbs and identify light fixtures with ballasts in disrepair and repair or replace as necessary.

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	Cafeteria	1	S	4/13/10	N/A	A/C not working.	<p>P.L. 28-45 § 4 (12) (l) requires schools to provide a healthful, safe, and sanitary learning environment. The SSC requires that ventilation shall be adequate to provide proper circulation of needed air within a room by either windows or mechanical ventilators. The SSC requires that when mechanical ventilation is provided, it shall be kept clean and in good repair. Public Health considers temperatures above 85 ° F inadequate. In the event a classroom temperature measures above 85 ° F, Public Health may require the closure of such room until such measures can be taken to improve air circulation so that the room temperature can be adequately maintained.</p> <p>NOTE: according to the cafeteria manager, this issue was reported over three months ago with follow ups but the problem has not yet been corrected.</p>	Ventilation through mechanical or natural means must be improved in order to come into compliance with the law. Additional fans or other mechanical devices should be provided in the event the A/C unit cannot be repaired immediately. A/C unit filters should be cleaned on a regular and ongoing basis or as necessary. DOE must respond timely to reports of such discrepancies in order to ensure the continued operation of such facility.
	Cafeteria	1	S	4/13/10	N/A	Observed air curtains in disrepair or rusted.	<p>P.L. 28-45 § 4 (12) (l) requires schools to provide a healthful, safe, and sanitary learning environment. The Eating and Drinking Establishment Code (the EDE code) requires equipment attached to walls or ceilings attachments to be maintained in good repair. Because there is no working A/C in the cafeteria, the air curtains must be in operation. This issue has been reported over three months ago but the problem has not yet been corrected.</p>	Address, repair and/or replace any and all air curtains in disrepair immediately.

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Cafeteria	1	S	4/13/10	N/A	Observed two doors continuously open during lunch time while students are present.	P.L. 28-45 § 4 (12) (l) requires schools to provide a healthful, safe, and sanitary learning environment. The EDE code requires the following: openings to the outside shall be effectively protected against the entrance of rodents; outside openings shall be protected against the entrance of insects by tight-fitting, self-closing doors, closed windows, screening, controlled air currents, or other means; and screen doors shall be self-closing. The doors are fixed in the open position during lunch time in order to improve the ventilation of such room.	Doors that open to the outside must be kept closed at all times.
Cafeteria	1	S	4/13/10	N/A	Scullery equipment in disrepair (machine tracks not working) and hot water leaking when in operation.	P.L. 28-45 § 4 (12) (l) requires schools to provide a healthful, safe, and sanitary learning environment. The EDE code requires equipment to be maintained in good repair. NOTE: Possible repeat violation from the 2009 inspection. Work requests have been submitted as required but the equipment has not yet been repaired.	Identify all the problems with such equipment and repair or replace it immediately.
Cafeteria	1	S	4/13/10	N/A	Walk in chiller icing up or not working properly.	P.L. 28-45 § 4 (12) (l) requires schools to provide a healthful, safe, and sanitary learning environment. The EDE code requires equipment to be maintained in good repair. This issue was reported over three months ago with follow ups but the problem has not yet been corrected.	Identify the problem causing the chiller to ice up and repair or replace it immediately.

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	Cafeteria	1	S	4/13/10	N/A	Freezer container located outside the cafeteria may not be keeping the proper temperature.	P.L. 28-45 § 4 (12) (I) requires schools to provide a healthful, safe, and sanitary learning environment. The EDE code requires equipment to be maintained in good repair. This issue was reported over three months ago with follow ups but the problem has not yet been corrected.	Identify the problem causing the freezer container temperature to fail and repair or replace it immediately.
	Cafeteria	1	S	4/13/10	N/A	Various kitchen equipment in disrepair or not working properly.	P.L. 28-45 § 4 (12) (I) requires schools to provide a healthful, safe, and sanitary learning environment. The EDE code requires equipment to be maintained in good repair. Such equipment has been reported in disrepair but the problem has yet to be rectified.	Repair or replace any equipment in disrepair immediately.